

February 24, 2011

VIA HAND DELIVERY

Mr. Anthony Hood  
Chairman, D.C. Zoning Commission  
441 4<sup>th</sup> Street NW  
Suite 210S  
Washington, DC 20001

2011 FEB 24 PM 2:56

Re: Zoning Commission Case No. 10-28 – 901 Monroe Street, LLC  
Proposed Revisions to PUD and Zoning Map Amendment Application in  
Response to Issues Raised by OP and Community Stakeholders

Dear Chairman Hood and Members of the Commission:

Since 901 Monroe Street, LLC (the “Applicant”) filed the above-mentioned PUD and Zoning Map Amendment application with the Office of Zoning on November 16, 2010, it has engaged in significant dialogue with various Brookland Community stakeholders (including ANC 5A07 Commissioner Carolyn Steptoe, the owners of adjacent properties along 10<sup>th</sup> Street, NE, representatives of the Brookland Neighborhood Citizens Association (BNCA), and representatives of the Office of Planning). During this dialogue process, the Applicant has heard concerns regarding: the proposed project benefits and public amenities included in the project; the visual impact that the project would have on adjacent properties; and the request to rezone the property to the C-2-B Zone District. The information included in this submission responds to those specific issues. In all other aspects, the proposed PUD and Zoning Map amendment application remains the same as the PUD project that was filed with the Zoning Commission on November 16, 2010.

**PROPOSED PROJECT BENEFITS AND PUBLIC AMENITIES**

In the initial application materials, the Applicant noted that it requested input from community residents as to what the public amenities and project benefits package should include for this PUD project. The Applicant raised the possibility of focusing the amenities and benefits package on the proper revitalization and maintenance of the public spaces around the Col. Brooks Mansion. The Applicant has found that this idea has not truly resonated with the community. Therefore, the Applicant is now proposing a list of benefits and amenities that it believes is responsive to the input that it has received from the greater Brookland community.

ZONING COMMISSION  
District of Columbia

ZONING COMMISSION

District of Columbia

CASE NO. 10-28

EXHIBIT NO. 11

Attached to this document is an outline of the project benefits and public amenities that the Applicant is proposing as part of this PUD project. Highlights of the amenities package include:

- The Applicant will undertake a feasibility analysis regarding the undergrounding of utility lines for the property's frontage along Monroe Street, NE;
- The Applicant will develop a job training program for Ward 5 residents for maintenance and construction positions;
- The Applicant will enter into a retail participation agreement with the BNCA and ANC 5A to help guide the selection of potential retailers in the project; and
- The Applicant will enter into a construction management agreement with the abutting property owners, ANC 5A and the BNCA which will set forth the operating policies and procedures during the construction of the project.

The Applicant fully expects to refine and augment the benefits and amenities package as this case moves toward a public hearing.

#### **INCREASED SET-BACK FROM LAWRENCE STREET**

In response to concerns regarding the visual impact of the PUD project, especially the impact of the project on the properties located on the southern side of the 900 block of Lawrence Street, NE, the Applicant has agreed to increase the set-back of the building at the sixth floor along Lawrence Street, NE. This increased set-back (approximately 21 feet of additional setback) results in the loss of three residential units and approximately 2,452 square feet of gross floor area. Attached to this memorandum is an additional section drawing along Lawrence Street, which depicts the additional set-back at the sixth floor of the proposed building.

#### **FURTHER REVIEW OF PROJECT DENSITY AND FLOOR AREA RATIO (FAR)**

The Applicant believes that the proposed C-2-B Zone District is entirely appropriate for this property, as discussed in detail in the November 16, 2010 statement in support of the PUD application. However, in response to concerns raised regarding the related Zoning Map amendment application to the C-2-B Zone District, the Applicant and its design team have thoughtfully reviewed the proposed mixed-use project and have thoroughly scrutinized the applicable amount of gross floor area included in the PUD project. Based on this review, and changes to the sixth floor of the southern end of the building with frontage along Lawrence Street, NE noted above, the proposed PUD project will now have a FAR of 3.12.

The majority of the reduction in the gross floor area of the PUD project is the result of the removal of the entire garden level of the project from the calculation of the building's FAR. In addition, a portion of the first level has also been removed from the calculation of the building's gross floor area. These reductions are fully consistent with rules of interpretation that have been consistently followed by the Zoning Commission and the Office of the Zoning Administrator. Attached to this document are plans of the garden level, the first floor and the sixth floor of the



project which provide greater detail regarding the new calculations of the building's gross floor area and ultimate FAR. The following chart details the new FAR calculations:

BUILDING FAR COMPARISON						
	ORIGINAL FAR - 3.71			REVISED FAR - 3.12		
Level	Approx. No. of Units	Total Gross Floor Area (sf)	FAR by Floor	Approx. No. of Units	Total Gross Floor Area (sf)	FAR by Floor
Parking Levels	--	--	--	--	--	--
Garden Level	20	21,501	0.358	20	0	0.000
1st Floor	15	43,604	0.727	15	32,177	0.536
2nd Floor	21	18,743	0.312	21	18,734	0.312
3rd Floor	45	36,325	0.605	45	36,447	0.607
4th Floor	45	36,325	0.605	45	36,231	0.604
5th Floor	45	35,858	0.598	45	35,739	0.596
6th Floor	33	30,498	0.508	30	27,903	0.465
TOTAL	224	222,854	3.71	221	187,231	3.12

#### CONCLUSION

The Applicant believes that these proposed changes to the PUD project are truly responsive to the concerns that have been raised regarding the initial application. The Applicant looks forward to continuing dialogue with the stakeholders in the Brookland Community to further refine the public amenities component of this PUD application. The Applicant looks forward to the Zoning Commission taking set-down action on this application at the March 14, 2011 public meeting.

Sincerely,



Paul Tummonds

Enclosures

cc: Stephen Cochran, OP  
Herman Preston, Chairman, ANC 5A (By email and standard mail)  
Carolyn Steptoe, ANC 5A07 (By email and standard mail)  
Caroline Petti, Brookland Neighborhood Citizens Association (By email and standard mail)

**901 Monroe Street – PUD and Zoning Map Amendment Application**  
**Proposed Benefit and Amenity Plan**

The proposed PUD Project will include the following benefits and amenities:

- The Applicant shall develop a job training program for Ward 5 residents for maintenance and construction positions.
- The Applicant shall enter into a Construction Management Agreement with the abutting property owners, ANC 5A and the Brookland Neighborhood Civic Association setting forth the operating policies and procedures during the construction of the Project.
- The Applicant shall enter into a Retail Participation Agreement with the Brookland Neighborhood Civic Association and/or ANC5A that ensures community engagement in the process of selecting retailers in the Project.
- The Applicant will undertake a feasibility analysis regarding the undergrounding of the utility lines for the property's frontage along Monroe Street. If the analysis determines that it is economically feasible to place the utilities underground for this block of Monroe Street, the Applicant shall work with DDOT, PEPCO and other appropriate governmental agencies to complete this task.
- The Applicant will establish a transportation demand management program that includes the following:
  - Coordination with a local car-sharing vehicle service to reserve parking spaces, provided that there is interest in locating car-sharing vehicles at this site;
  - Provide all initial residents, upon move-in, a SmartTrip card for one year to encourage the use of mass transit;
  - Designate a transportation management coordinator.
- The Applicant shall reserve a total of 8% of the residential square footage of the project as affordable housing to households having an income not exceeding 80% of Area Median Income for the Washington, DC Metropolitan Statistical Area (adjusted for family size).

- The Applicant will enter into a First Source Employment Agreement with the Department of Employment Services (“DOES”).
- The Project shall be designed to satisfy LEED certification but it shall not be required to be LEED certified.
- The Project will create an additional 10-15 feet of space along Monroe Street for cafes and an improved pedestrian experience.

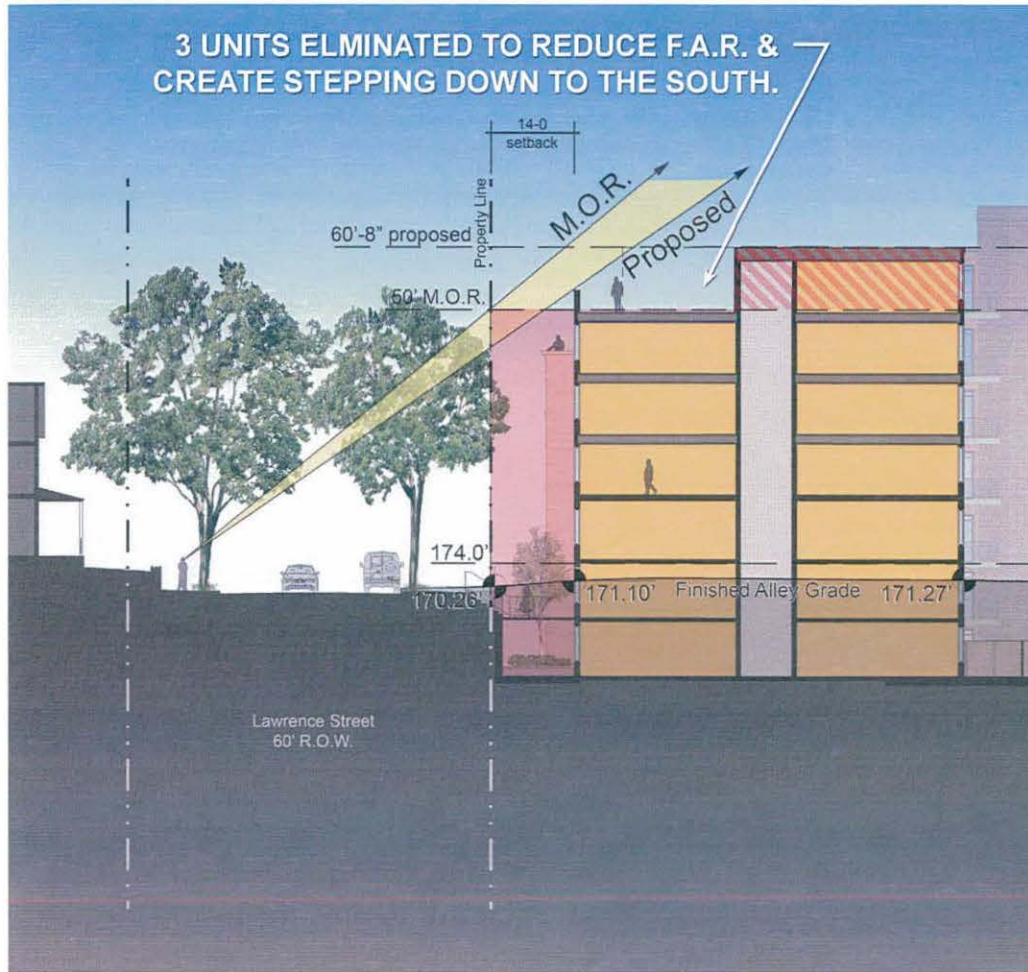
If it is not economically feasible to underground the utility lines, the Applicant shall provide the following amenity:

- The Applicant will pay for the creation of a financial appraisal of the “Brookland Green” area for the purposes of discussions between the Brookland Neighborhood Civic Association and WMATA on the possible permanent use of this property as green space for the community.
- Provide a multi-generational park at the corner of 9<sup>th</sup> and Lawrence on property currently owned by DDOT and used as a parking lot for Colonel Brooks Tavern.

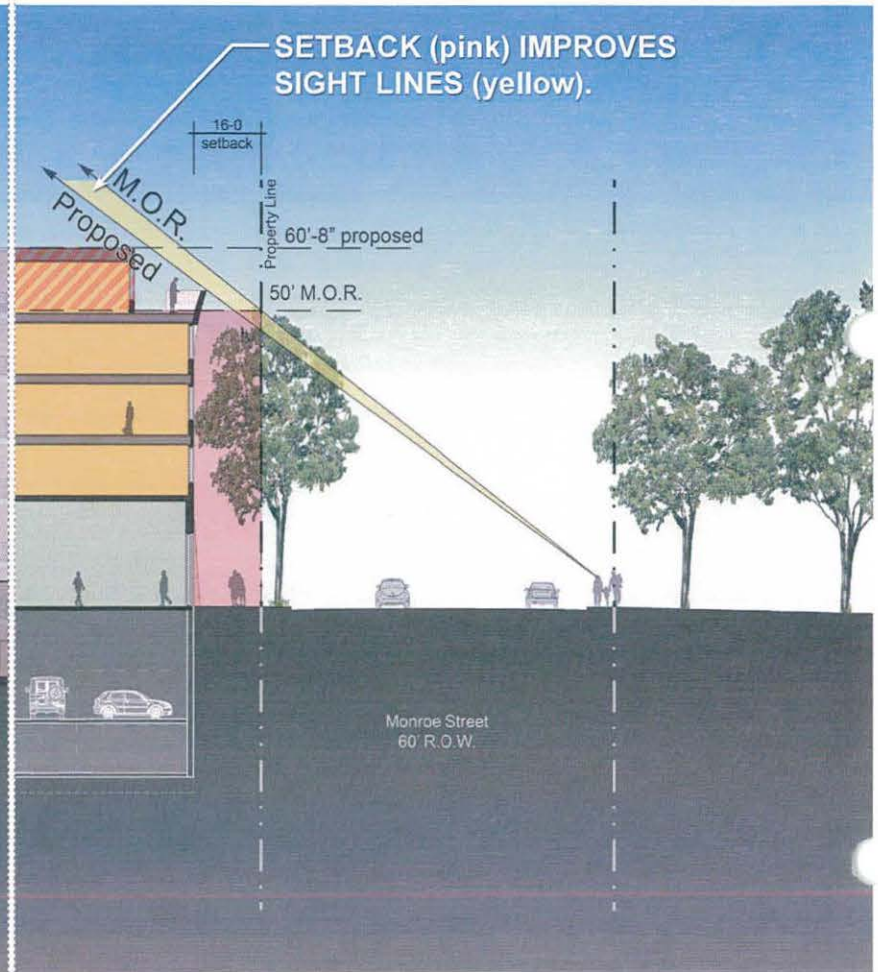
If the Applicant, DDOT and Department of Parks and Recreation (DPR) cannot come to terms on the creation of the above-mentioned park, the Applicant shall provide the following additional amenities:

- A financial contribution to the Turkey Thicket Recreation Center for the specific purposes as determined by the Applicant and the Brookland Neighborhood Civic Association.

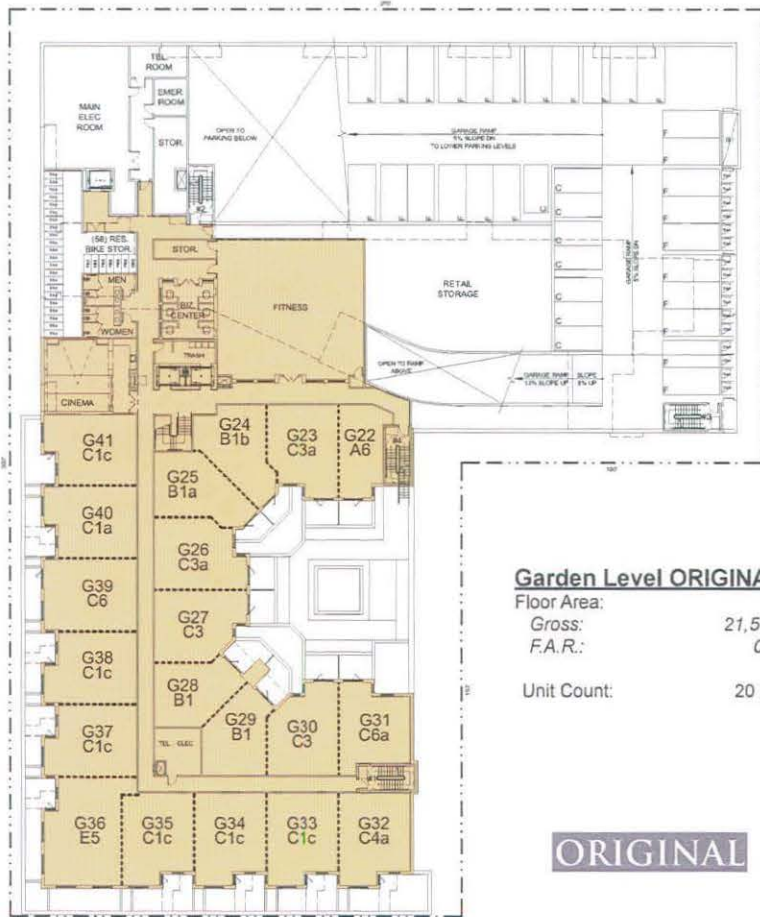




C - Lawrence Street Section looking WEST with 6th Floor setback



D - Monroe Street Section looking WEST

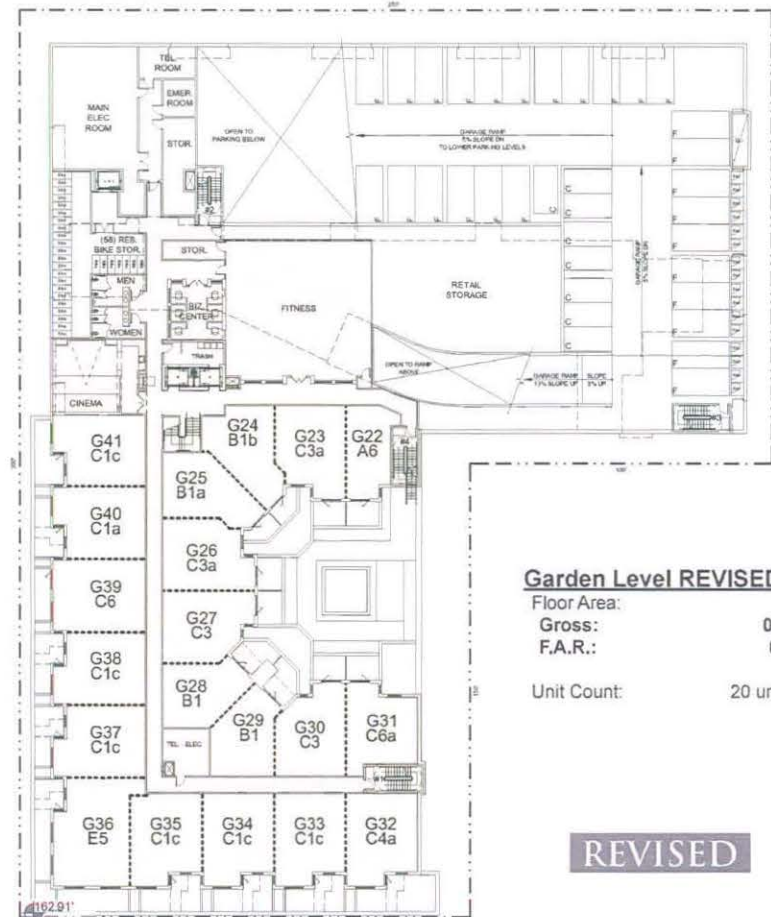


#### Garden Level ORIGINAL

Floor Area:  
Gross: 21,501 sf  
F.A.R.: 0.358

Unit Count: 20 units

ORIGINAL



#### Garden Level REVISED

Floor Area:  
Gross: 0 sf \*  
F.A.R.: 0.0

Unit Count: 20 units

REVISED

\* The lowest point of the surrounding finished grade at the garden level is 162.91'; the ceiling height of the garden level is 164.33'. At no point does the ceiling of the garden level rise above the surrounding grade by more than 4 feet therefore the entire level is considered a cellar and is not included in the gross floor area total.

ORIGINAL GROSS FLOOR AREA



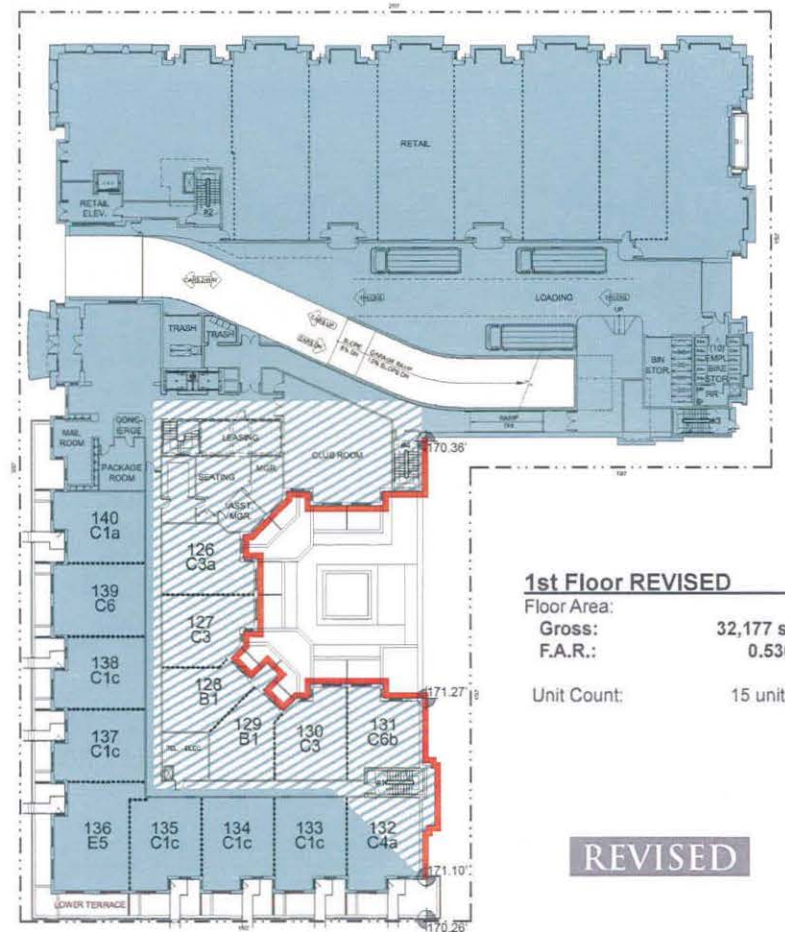
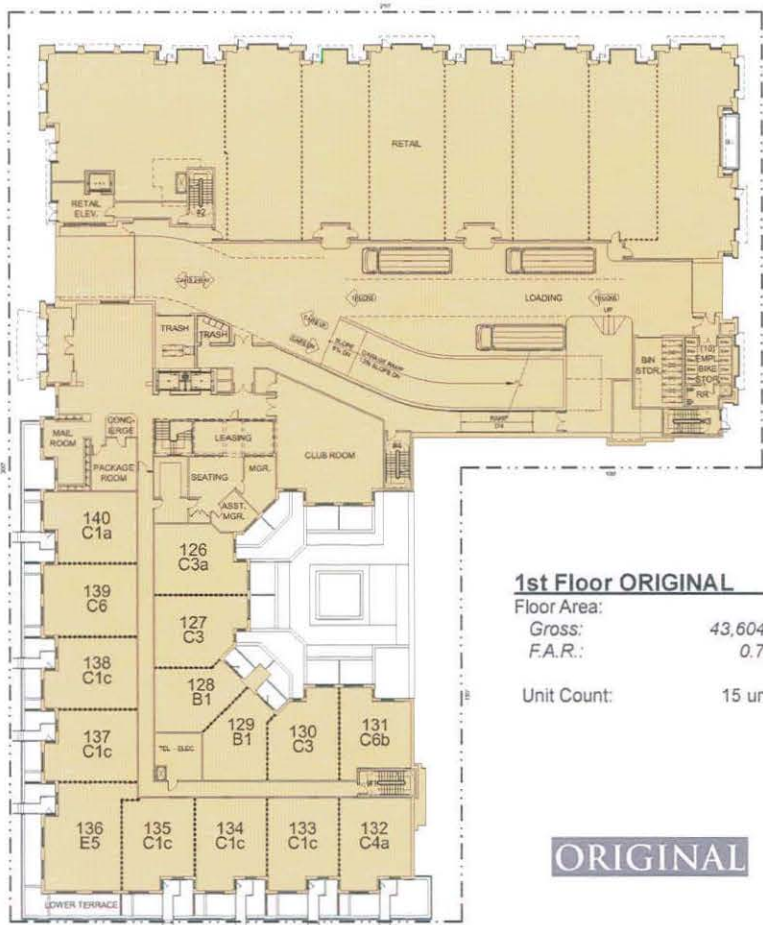
#### A35 F.A.R. ANALYSIS - GARDEN LEVEL

ESOCOFF & ASSOCIATES architects



16 FEBRUARY 2011



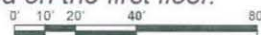


\* The lowest finished grade elevation along the alley at the southeastern edge of the building is 170.26'; the ceiling height of the first floor is 174'. At all points along this southeastern elevation of the building, the ceiling of the first floor is less than 4 feet above the surrounding grade. This area accounts for 20.96% of the perimeter of the building. Therefore, this percentage (20.96%) multiplied by the gross floor area of the first floor (for a total of 9,347 square feet) is excluded from the calculation of the gross floor area on the first floor. In addition, the vehicular ramp on the first floor leading to the lower parking level is also not included in the calculation of the gross floor area on the first floor.

- ORIGINAL GROSS FLOOR AREA
- REVISED GROSS FLOOR AREA
- APPROXIMATION OF AREA DEFINED AS CELLAR
- PERIMETER CONSIDERED CELLAR

901 MONROE STREET NE

Horning Brothers

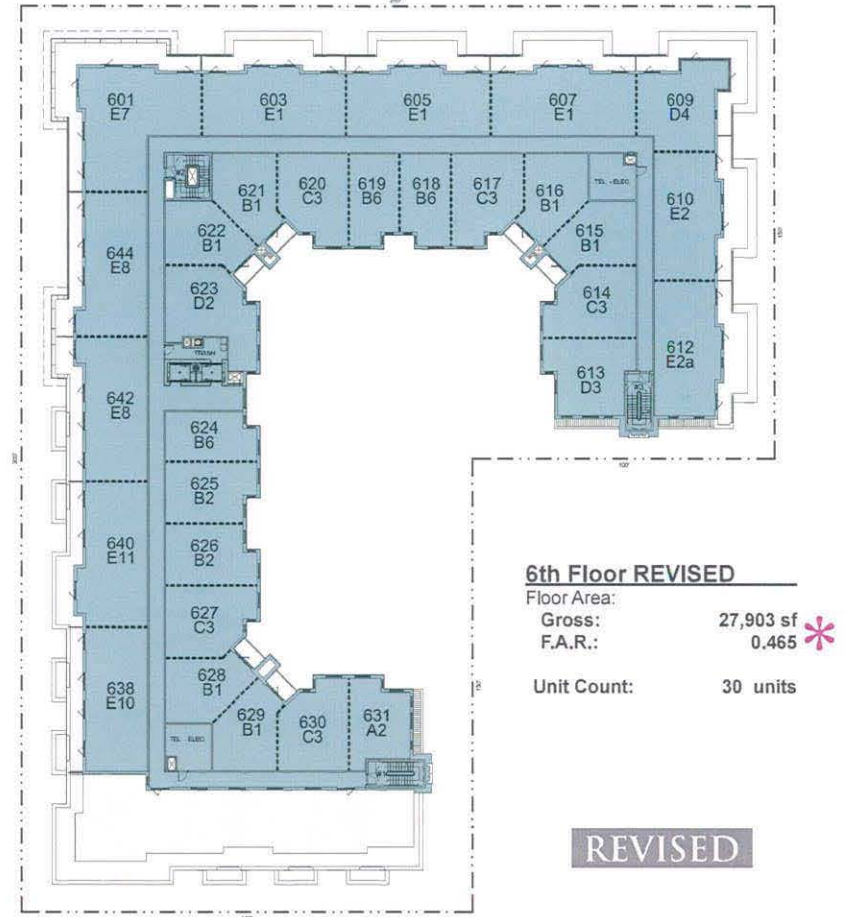
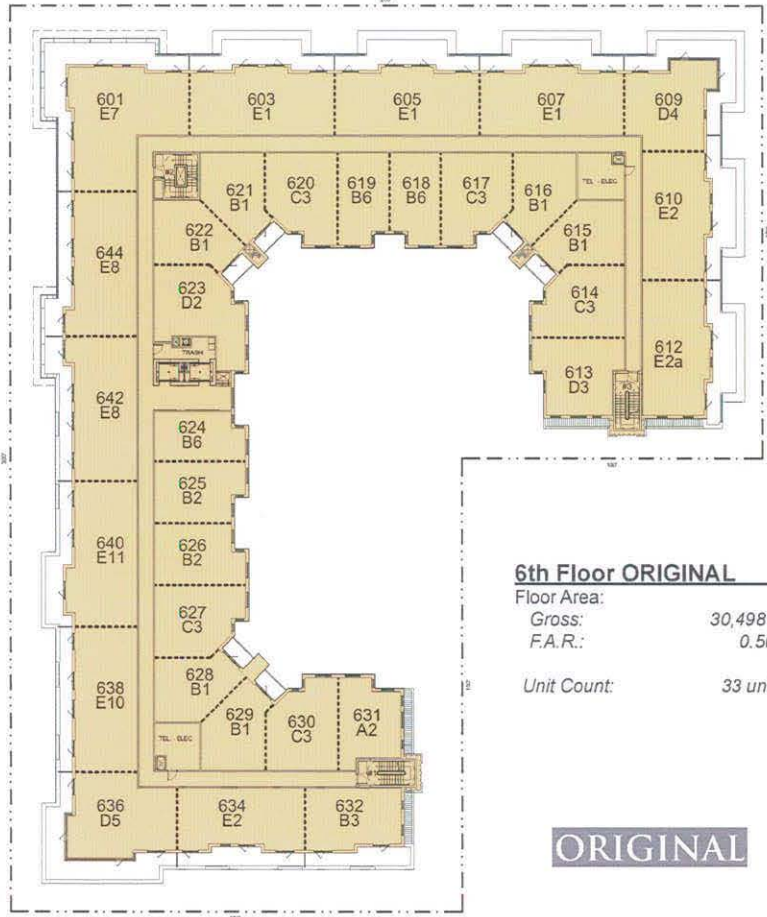


16 FEBRUARY 2011

F.A.R. ANALYSIS - 1ST FLOOR **A36**

ESOCOFF & ASSOCIATES architects





\* The gross floor area reduction of the 6th floor is achieved by eliminating the 3 southern units along Lawrence Street which also creates a stepping down effect towards the properties on the south side of Lawrence Street.

ORIGINAL GROSS FLOOR AREA  
 REVISED GROSS FLOOR AREA